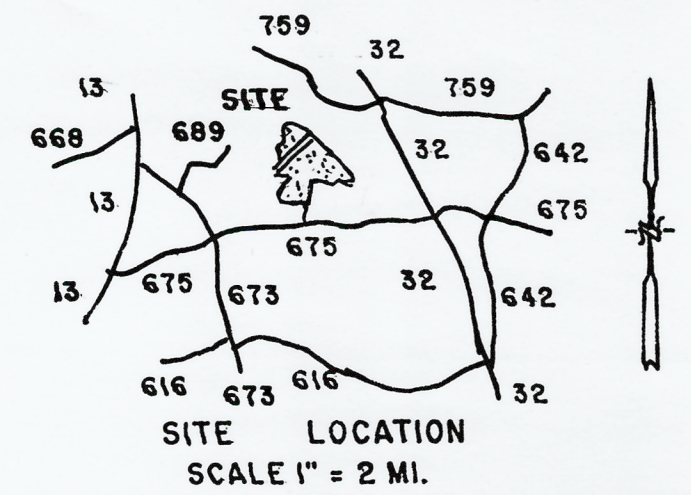


PHILLIP S. STENSTRUM
DENISE R. STENSTRUM
T.P. 54*34
INSTR. 030011360

P.B. 3 PG. 2



HAYES ALEXANDER CRUTE
T.P. 55*29A
INSTR. 230009333

D & S FARMS, LLC
T.P. 54*30
INSTR. #040110420

CSX TRANSPORTATION, INC.
T.P. 54*32
ACCT. NO. 052423000
16.275 AC.

CATHAL TUTE
CHERIE TUTE
T.P. 65-20
INSTR. 220014500
45.488 AC.

MARCOS MARTINEZ PINA, JR.
KINDRA GAYLE PINA
T.P. 65*19*1
INSTR. 200008515
P.B. 3 PG. 13

RONALD J. HEFTON
DOROTHY M. HEFTON
T.P. 65*19*2
D.B. III PG. 417
P.B. 3 PG. 13

HUGH D. DILGARD
BARBARA D. DILGARD
T.P. 65*19*3
INSTR. 250004733
P.B. 3 PG. 13

ARLIE R. LIVERMAN, JR.
DEBORAH P. LIVERMAN
T.P. 65*19*4
INSTR. 190013366
P.B. 3 PG. 13

RYAN J. HILLER
T.P. 65*19*5B
INSTR. #1500062262
P.B. 5 PG. 72

MONICA VOLLMER
T.P. 66*1
INSTR. 230004060

LINE TABLE

1-2	S89°20'31"W	19.64'
2-3	N70°38'32"W	45.43'
3-4	S88°58'34"W	40.14'
4-5	N55°43'55"W	70.31'
5-6	S44°04'45"W	120.41'
6-7	S73°17'19"W	39.91'
7-8	S42°50'47"W	32.51'
8-9	N88°52'01"W	54.83'
9-10	S3°21'54"E	32.99'
10-11	S83°04'15"W	58.23'
11-12	S1°42'31"W	60.69'
12-13	S62°52'09"W	61.90'
13-14	S23°03'42"W	35.31'
14-15	S50°17'35"W	73.37'
15-16	S55°53'28"W	68.52'
16-17	S88°05'03"W	133.33'
17-18	S87°37'15"W	34.04'
18-19	S74°35'08"W	73.11'
19-20	N81°21'39"W	59.12'
20-21	S72°07'18"W	69.45'
21-22	N83°12'33"W	46.68'
22-23	S84°31'34"W	38.02'
23-24	N78°15'33"W	44.46'
24-25	S71°09'33"W	69.35'
25-26	N85°42'44"W	114.54'
26-27	S78°56'18"W	89.71'
27-28	S51°42'37"W	41.67'
28-29	N87°48'00"W	78.35'
29-30	S40°01'16"W	67.44'
30-31	S77°37'27"W	43.29'
31-32	N64°43'38"W	33.25'

TOTAL AREA THIS PLAT = 165.97 AC.

* DENOTES 25' ADDITIONAL INGRESS & EGRESS EASEMENT TO EXISTING 25' ACCESS RIGHT OF WAY AS SHOWN IN P.B. 3 PG. 2. THE INGRESS & EGRESS EASEMENT ACROSS T.P. 65*19 IS NOW 50' WIDE FOR ACCESS AND UTILITY EASEMENT FOR SAID PROPERTY. ALL OF THE 50' INGRESS & EGRESS EASEMENTS SHOWN ON THIS PLAT IS FOR INSTALLATION OF UTILITIES ALSO.

THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

I HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN ZONE "X" EXCEPT FOR THAT PORTION ALONG CYPRESS SWAMP WHICH IS LOCATED IN ZONE "A" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBERS 510156 0220 D, 0240 D & 0335 D, DATED NOV. 16, 2011.

L. S.

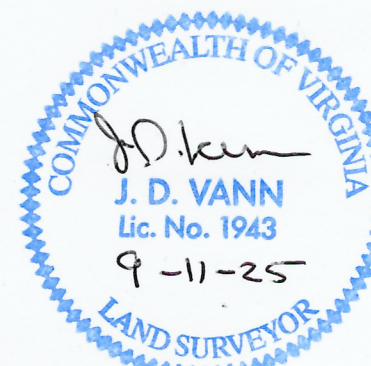
NOTE - THE 25' RIGHT OF WAY IS ACCESS FOR T.P. 65*19 TO CYPRESS CHAPEL ROAD. THE 50' INGRESS & EGRESS EASEMENT IS FOR ACCESS FOR T.P. 54*32, T.P. 54*33, T.P. 54*33A AND T.P. 54*33B TO ABOVE STATED 25' RIGHT OF WAY TO CYPRESS CHAPEL ROAD. THIS GIVES ALL TAX PARCELS ACCESS TO CYPRESS CHAPEL ROAD.

REFERENCE - INSTR. #100113720 (T.P. 65-19)
INSTR. #100113740 (T.P. 54-33B)
INSTR. #100113710 (T.P. 54-32)
INSTR. #100113700 (T.P. 54-33)
INSTR. #100113730 (T.P. 54-33A)

● - DENOTES IRON PIN FOUND
○ - DENOTES IRON AXLE FOUND
○ - DENOTES COMPUTED POINT
(170') - DENOTES EASEMENT DISTANCE

SUBJECT PROPERTY - INSTR. 200001804 LIST OF HEIRS

PLAT SHOWING PROPERTY OF
ANN R. ADAMS
LOCATED NORTH OF CYPRESS CHAPEL ROAD
CYPRESS BOROUGH
CITY OF SUFFOLK, VIRGINIA
SCALE 1" = 300' SEPT. 11, 2025



SCALE
0' 300' 600'

J. D. VANN - LAND SURVEYING.
25085 NEW MARKET ROAD
COURTLAND, VIRGINIA 23837
TEL. NO. 757-562-4923